

SCARPETTA TERRACE ENCLOSURE

Fontainebleau Resort, Miami Beach, FL.



FINAL SUBMITTAL
October 11, 2021

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PROJECT NARRATIVE

THE FONTAINEBLEAU RESORT DESIRES TO ENCLOSE AND AIR CONDITION AN EXISTING OPEN-AIR TERRACE AT THE SCARPETTA RESTAURANT WHICH IS LOCATED AT THE SECOND FLOOR OF THE SORRENTO TOWER (FACING NORTH). THE ORIGINAL SORRENTO TOWER WAS DEMOLISHED AND REBUILT FROM 2005-2007. THE SORRENTO RESTAURANT ENCLOSED ITS EASTERN MOST OPEN-AIR TERRACE IN 20—AND IS NOW PLANNING TO ENCLOSE AND AIR CONDITION ITS WESTERN TERRACE MATCHING THE GLAZING DETAILS AS WELL AS THE STUCCO FINISH AND PAINT COLOUR OF THE EXISTING. THE EXISTING TERRACE IS CURRENTLY BEING USED FOR DINING AND WILL NOT BE ADDING ANY ADDITIONAL SEATING TO THE RESTAURANT.

F.A.R.

ALLOWED F.A.R.	3.00 X LOT SIZE (2,056,421 SF AS OF DEC. 01, 1999)
AVAILABLE F.A.R.	137,425 SF
ADDED F.A.R.	735 SF
TOTAL F.A.R. REMAINING	136,690 SF



MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

PLANNING DEPARTMENT
Tel: 305-673-7550, Fax: 305-673-7559

Carter N McDowell
Bilzin Sumberg
200 S Biscayne Boulevard
Suite 2500
Miami, Florida 33131

March 13, 2008

**Re: Fontainebleau Resort – Miami Beach
F.A.R. Determination**

Dear Mr. McDowell:

This correspondence is in response to your e-mail of March 12, 2008, concerning the above noted development project. I have reviewed the floor area ratio (FAR) calculation as outlined in the letter from Walter Wilson of HKS Architects, Inc, dated January 23, 2008. I am in agreement, and this shall serve as confirmation, that the remaining FAR for the subject site after the construction of the project covered by building permits B0700784 and B0704601 is 143, 821 square feet.

Please note that this letter is strictly limited to the conclusions set forth above, based upon the facts and information available as of the date hereof. Failure to respond to or address any of the facts, statement or conditions, contained in your correspondence of March 12, 2008 or the letter addressed to Mr. Armando Valdes dated January 23, 2008 should not be construed as an acknowledgment, confirmation, agreement or approval, of any kind or manner of such information.

If you have any questions regarding this matter, or require additional information, please do not hesitate to contact me.

Sincerely,

Digitally signed by Jorge G. Gomez
DN: cn=Jorge G. Gomez, o=City of Miami Beach, ou=Planning Department, email=jgomez@miamibeachfl.gov, c=US
Date: 2008.03.13 10:38:34 -04'00'

Jorge G. Gomez, AICP
Planning Director

C. DRB File

F:\PLAN\5ALL\JorgeG\Seville Zoning Confirmation HPB 2723.doc

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant tropical, historic community.



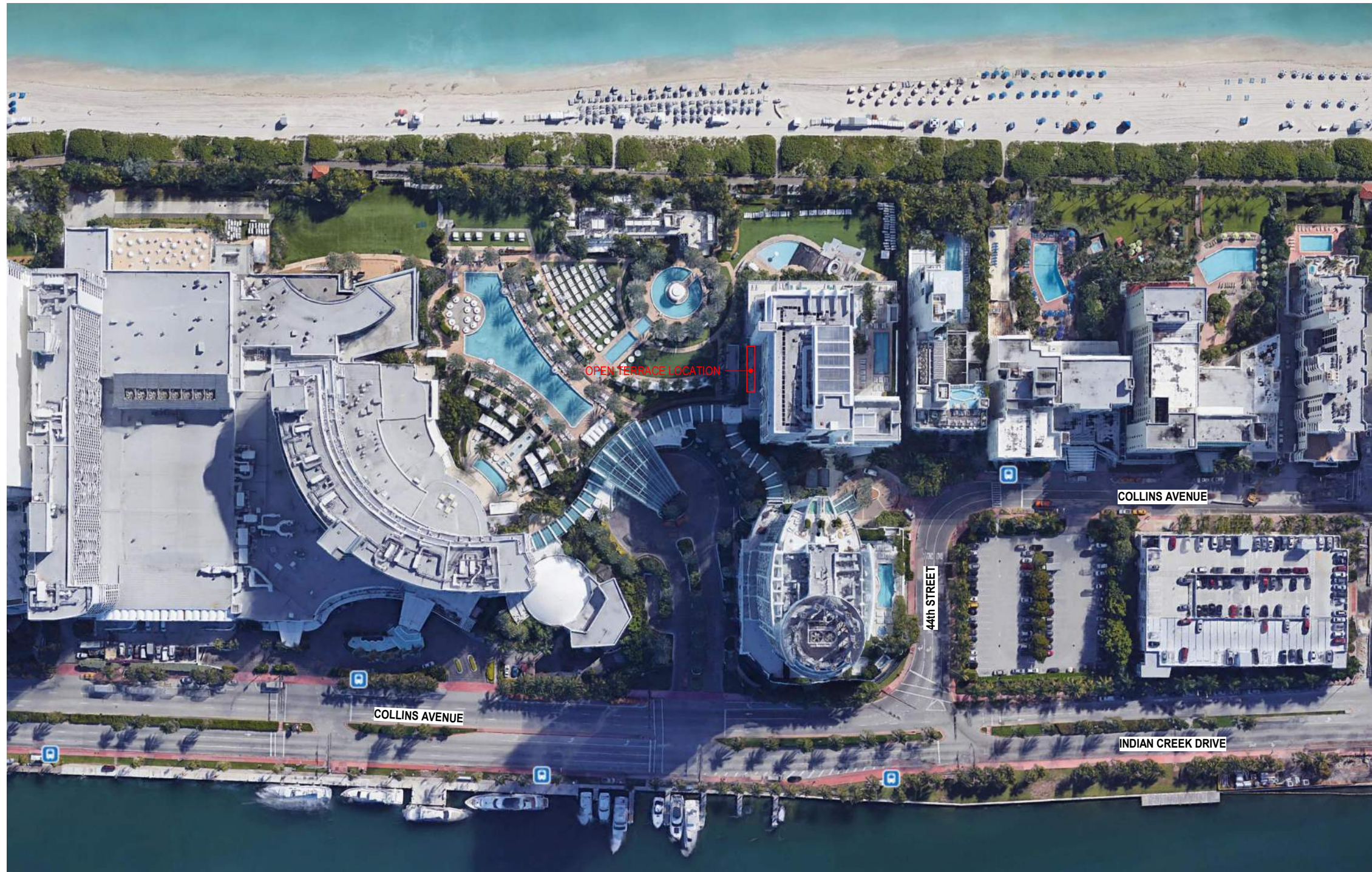
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SCARPETTA TERRACE ENCLOSURE

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A-002

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CONTEXT LOCATION PLAN



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OPEN TERRACE LOCATION

CONTEXT PHOTO - AERIAL VIEW



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OPEN TERRACE LOCATION

CONTEXT PHOTO - AERIAL VIEW



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EXISTING ENCLOSED SCARPETTA RESTAURANT TERRACE

1



EXISTING OPEN SCARPETTA RESTAURANT TERRACE TO BE ENCLOSED

2



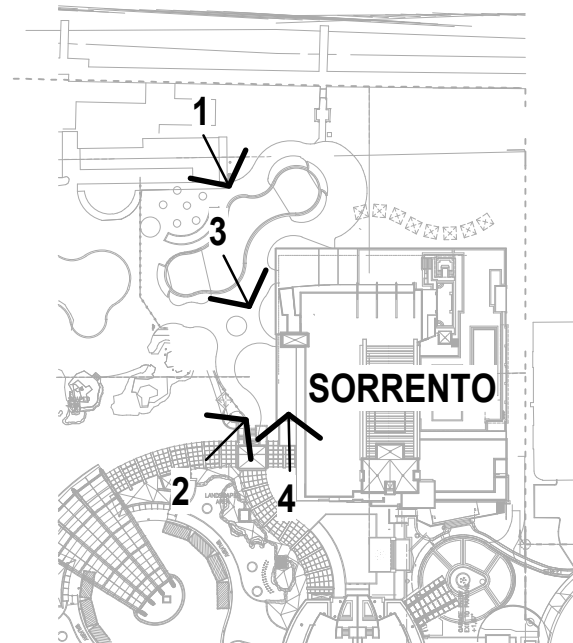
EXISTING ENCLOSED SCARPETTA RESTAURANT TERRACE

3



EXISTING OPEN SCARPETTA RESTAURANT TERRACE TO BE ENCLOSED

4



KEY PLAN (NTS)



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SCARPETTA TERRACE ENCLOSURE

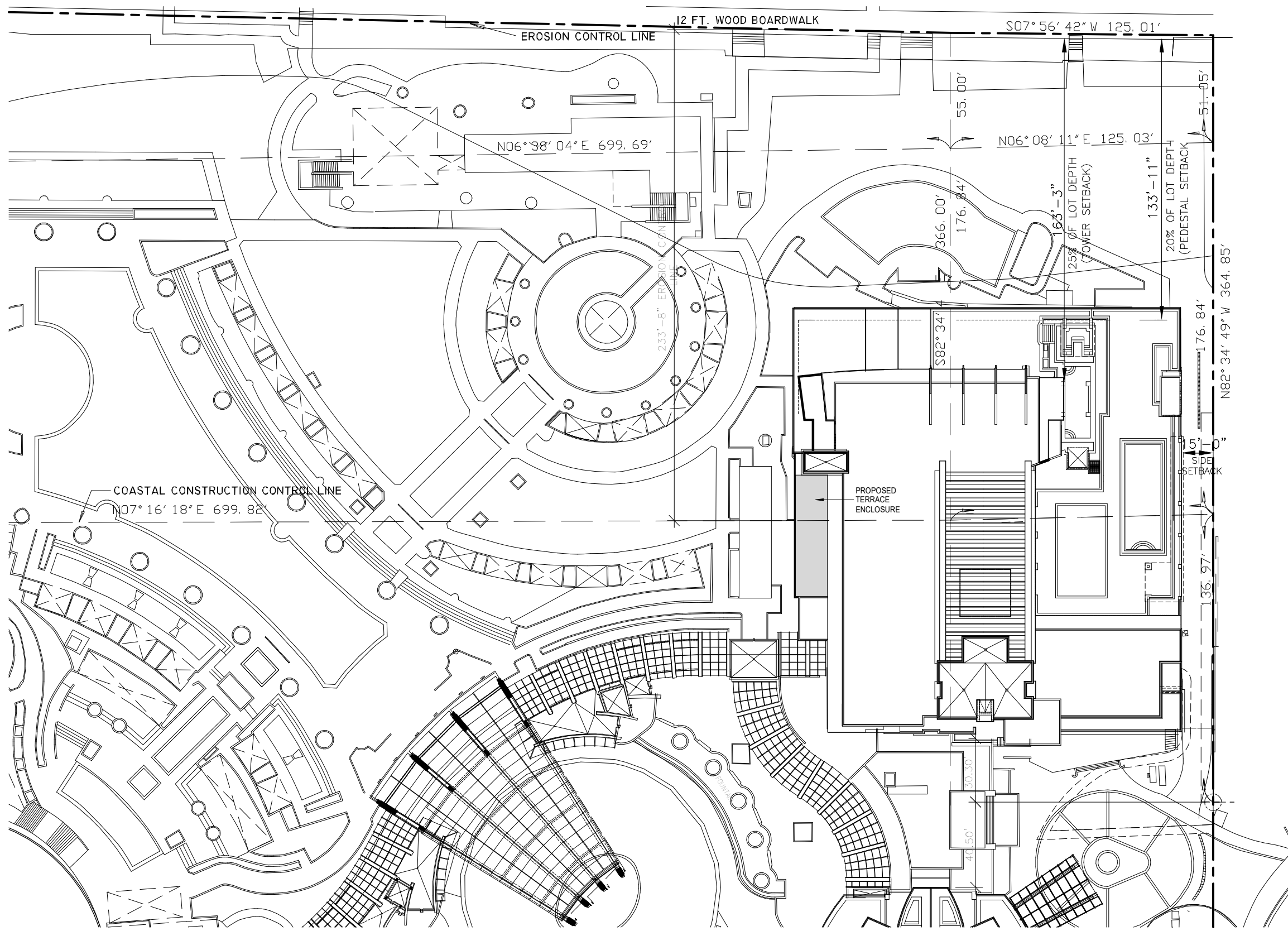
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CONTEXT PHOTOS

09-07-2021

A-007

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GRAPHIC SCALE: 1" = 30' - 0"
 0 30' 60' 90' 120'

1 SITE PLAN
 A-008 1" = 30'-0"

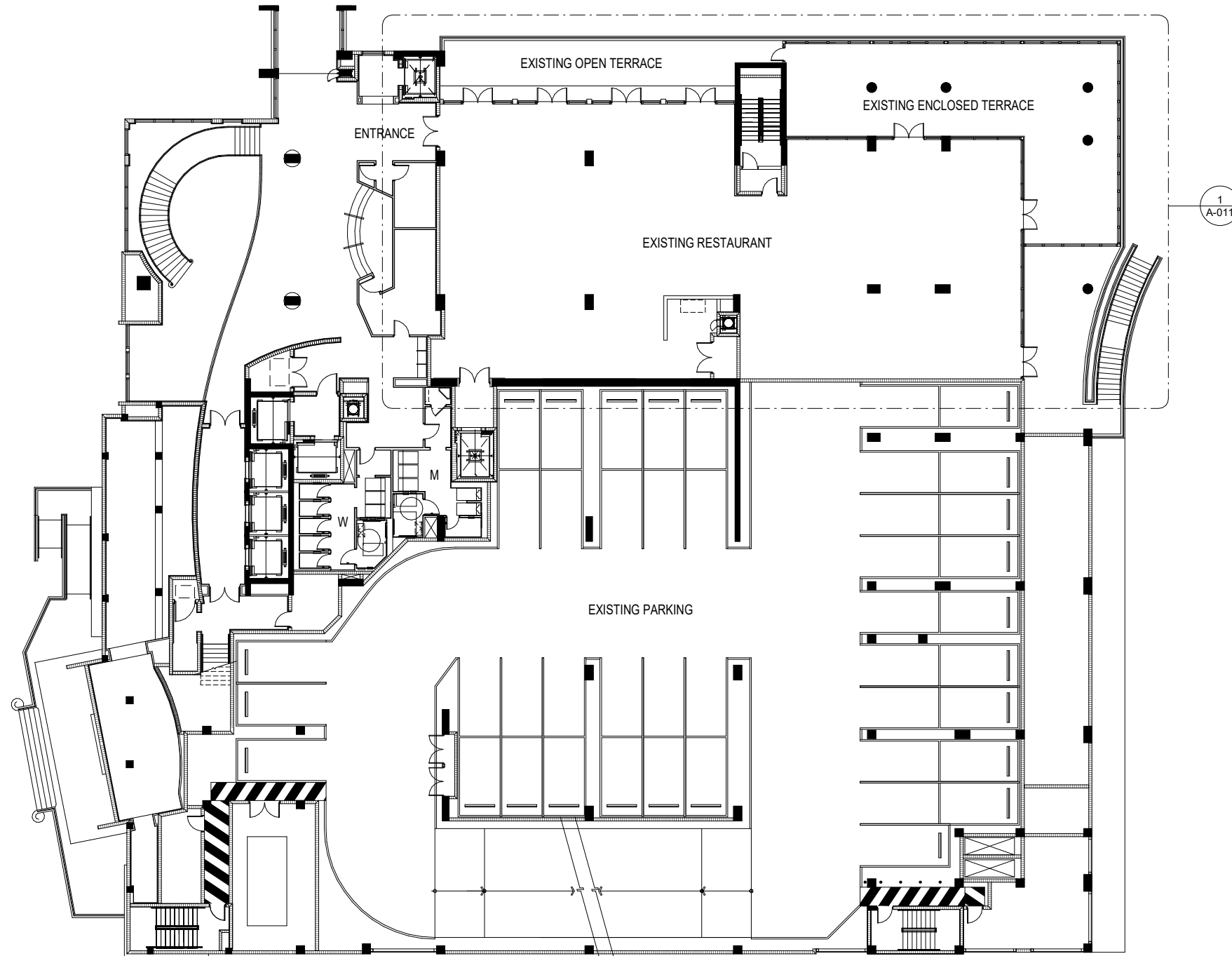
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SCARPETTA TERRACE ENCLOSURE

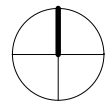
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A-008

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1
A-011



1
A-009

0200 LEVEL OVERALL PLAN - EXISTING

1/16" = 1'-0"

GRAPHIC SCALE: 1" = 16' - 0"



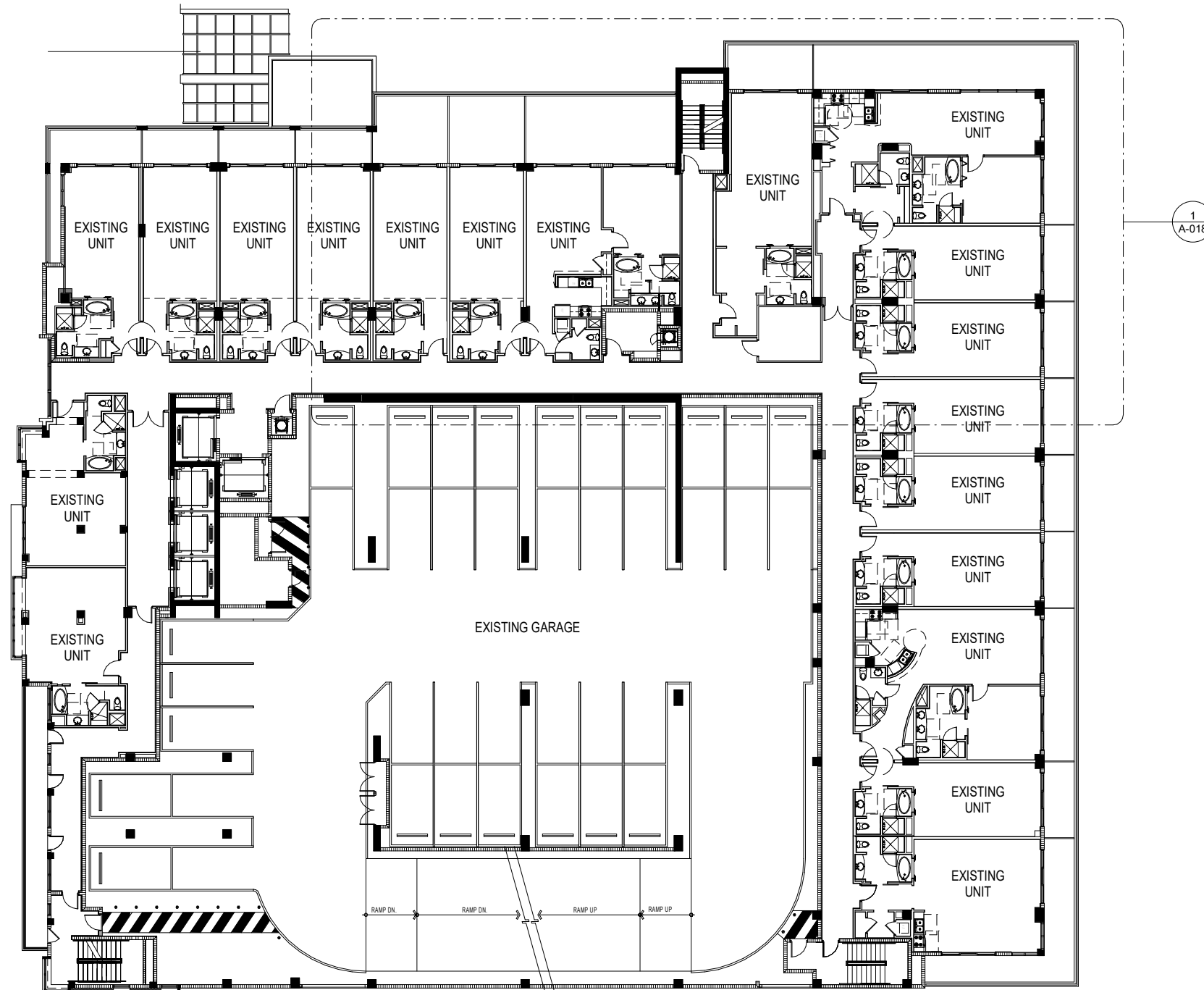
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SCARPETTA TERRACE ENCLOSURE

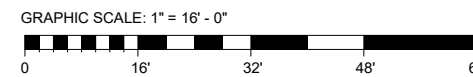
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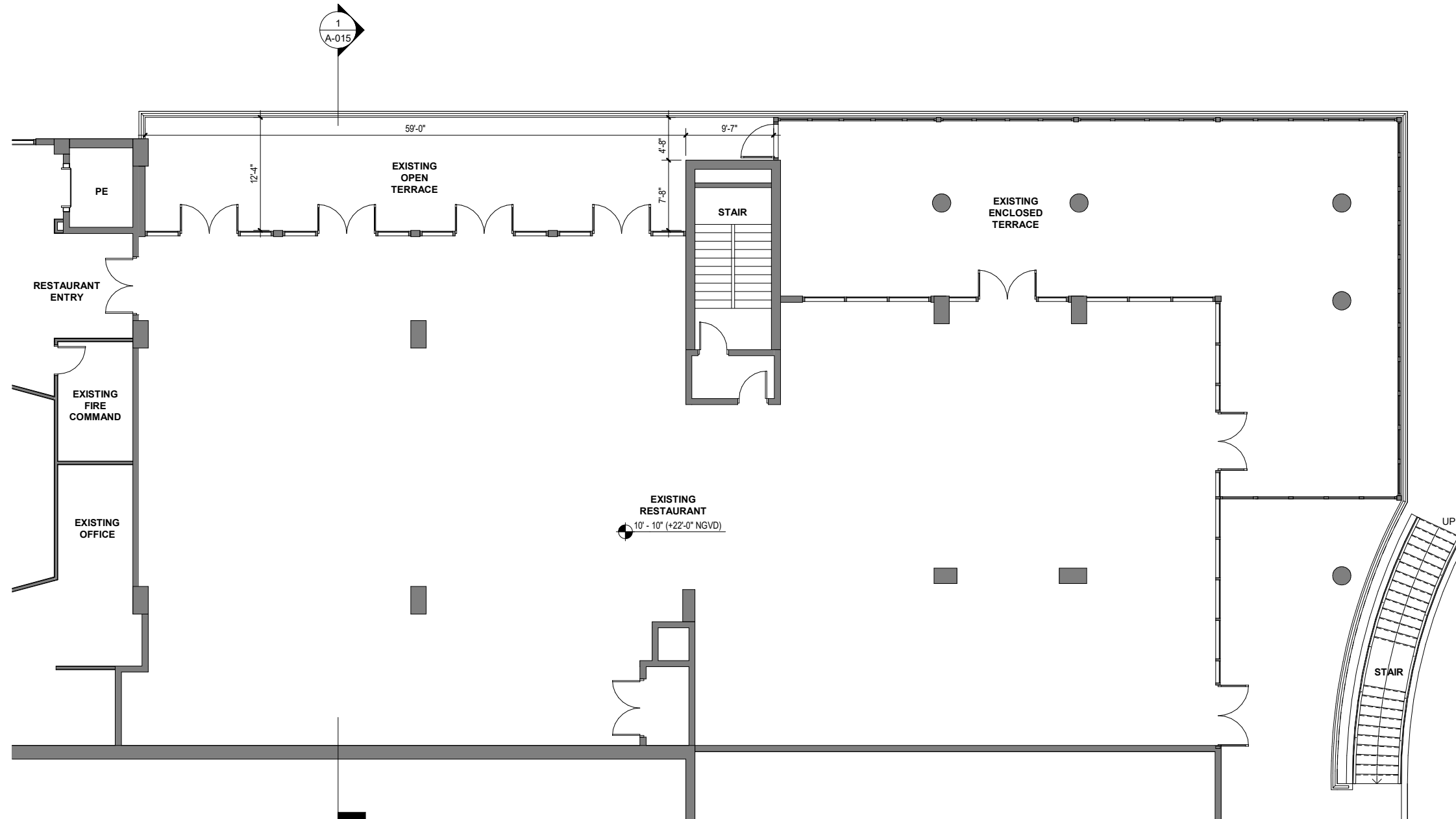
A-009

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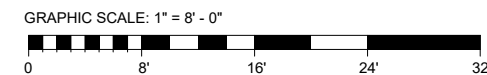
1
A-010
0300 LEVEL OVERALL PLAN - EXISTING
1/16" = 1'-0"





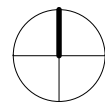


0200 LEVEL - RESTAURANT (EXISTING)
 1/8" = 1'-0"





26' - 8" (+37'-10" NGVD)



1
A-012

0300 LEVEL ENLARGED PARTIAL PLAN (EXISTING)

1/8" = 1'-0"

GRAPHIC SCALE: 1" = 8' - 0"



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1 NORTH ELEVATION (EXISTING)
 A-013 1/16" = 1'-0"

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A-013

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KEYNOTE LEGEND	
#	DESCRIPTION
HPB04	EXISTING ALUMINIUM/GLASS DOOR AND WINDOW ASSEMBLY TO REMAIN.
HPB06	EXISTING ALUMINIUM/GLASS RAILING ASSEMBLY TO REMAIN.
HPB07	EXISTING WEATHERPROOF ALUMINIUM LOUVER ASSEMBLY TO BE REMOVED AND RELOCATED TO NEW EXTERIOR STOREFRONT.

1
A-014 1/8" = 1'-0" ENLARGED PARTIAL NORTH ELEVATION (EXISTING)

SCARPETTA TERRACE ENCLOSURE

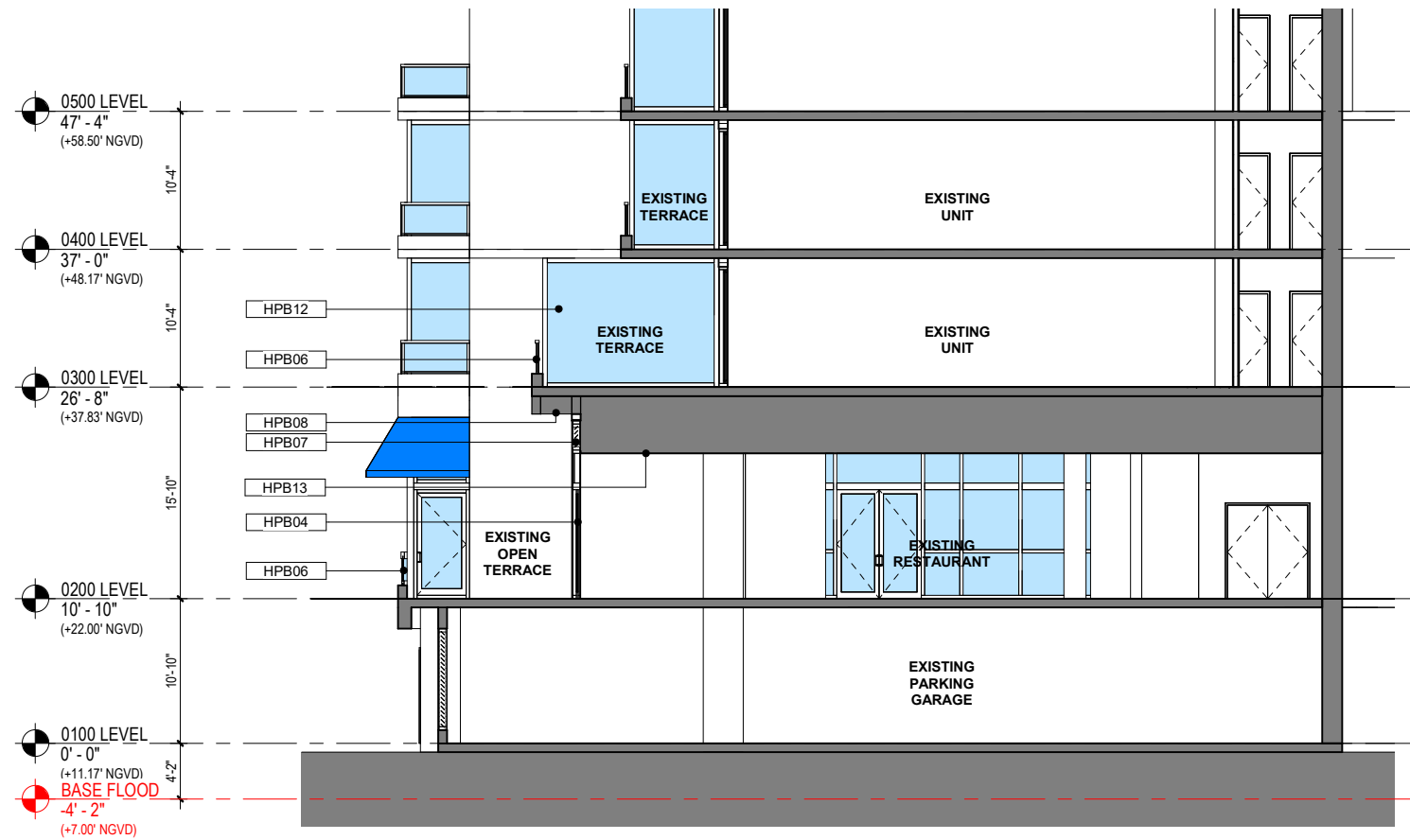
A-014

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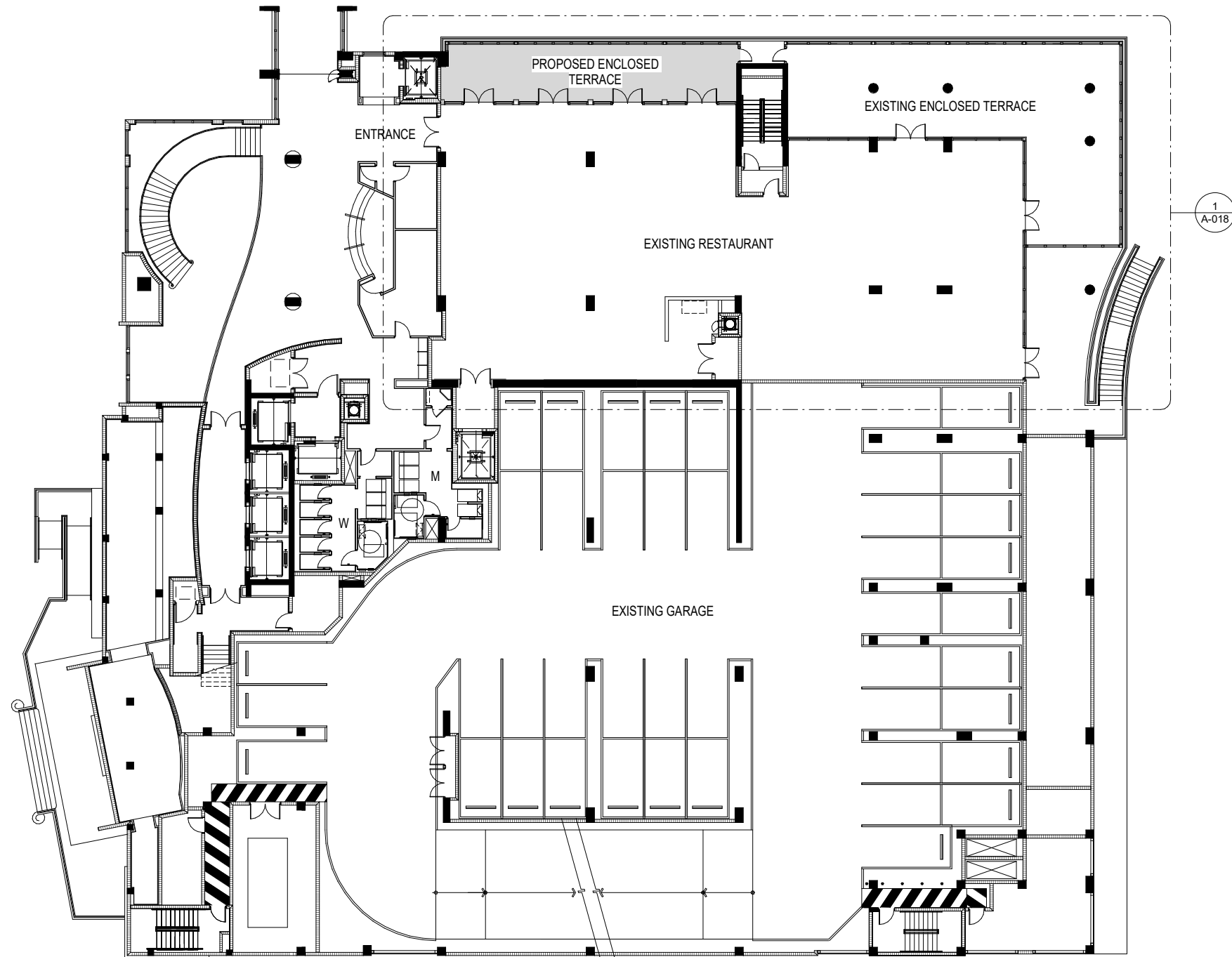


NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.



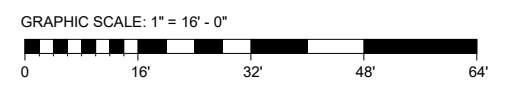
1 CROSS SECTION (EXISTING)
A-015 1/8" = 1'-0"

KEYNOTE LEGEND	
#	DESCRIPTION
HPB04	EXISTING ALUMINIUM/GLASS DOOR AND WINDOW ASSEMBLY TO REMAIN.
HPB06	EXISTING ALUMINIUM/GLASS RAILING ASSEMBLY TO REMAIN.
HPB07	EXISTING WEATHERPROOF ALUMINIUM LOUVER ASSEMBLY TO BE REMOVED AND RELOCATED TO NEW EXTERIOR STOREFRONT.
HPB08	EXISTING EXTERIOR SOFFIT TO BE REMOVED.
HPB12	EXISTING ALUMINIUM/GLASS TERRACE DIVIDER TO REMAIN.
HPB13	EXISTING CEILING TO REMAIN.



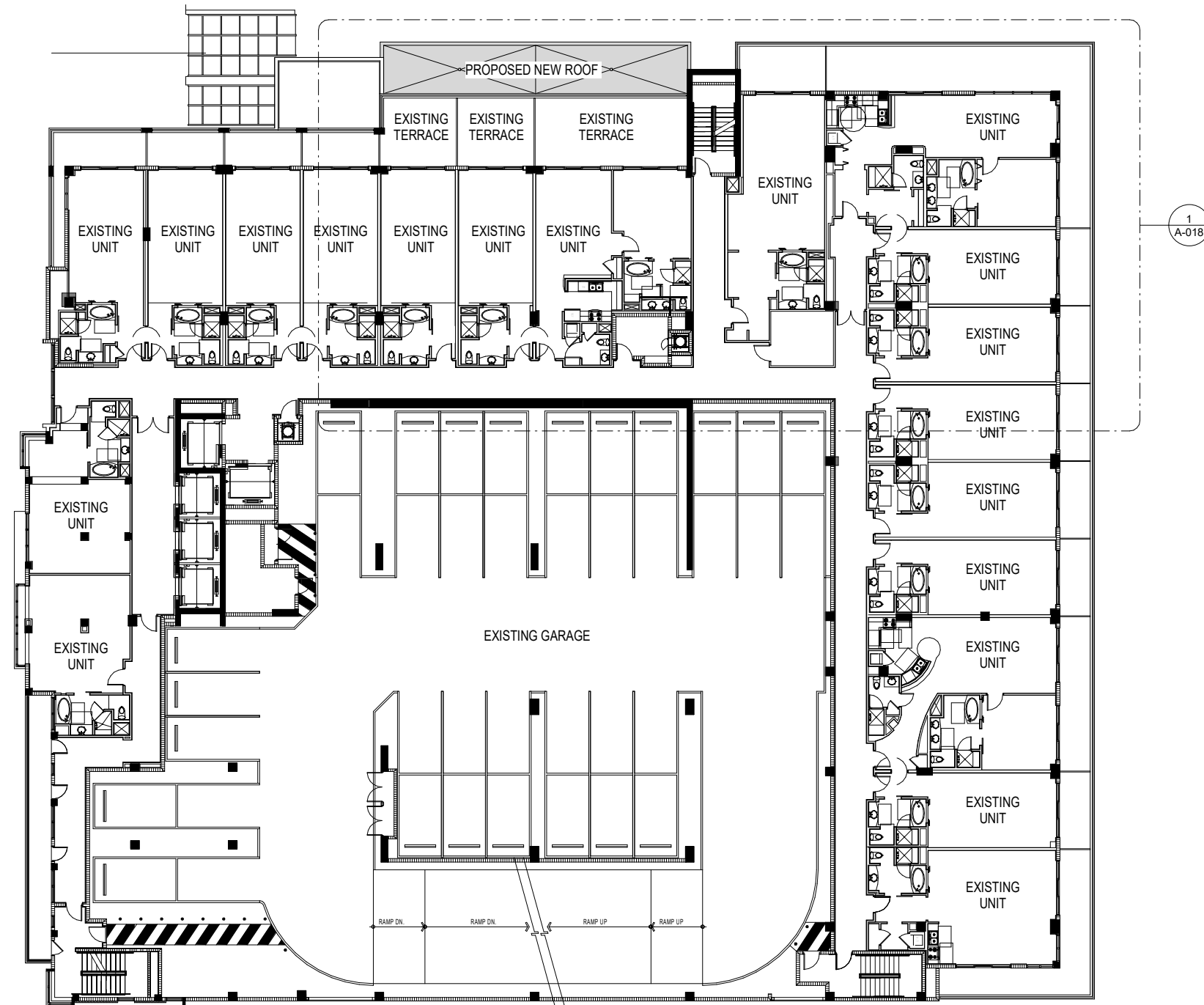


0200 LEVEL OVERALL PLAN - PROPOSED
 1/16" = 1'-0"



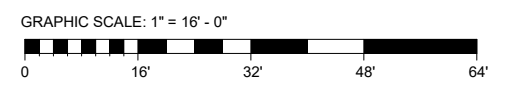
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0300 LEVEL OVERALL PLAN - PROPOSED
 1/16" = 1'-0"



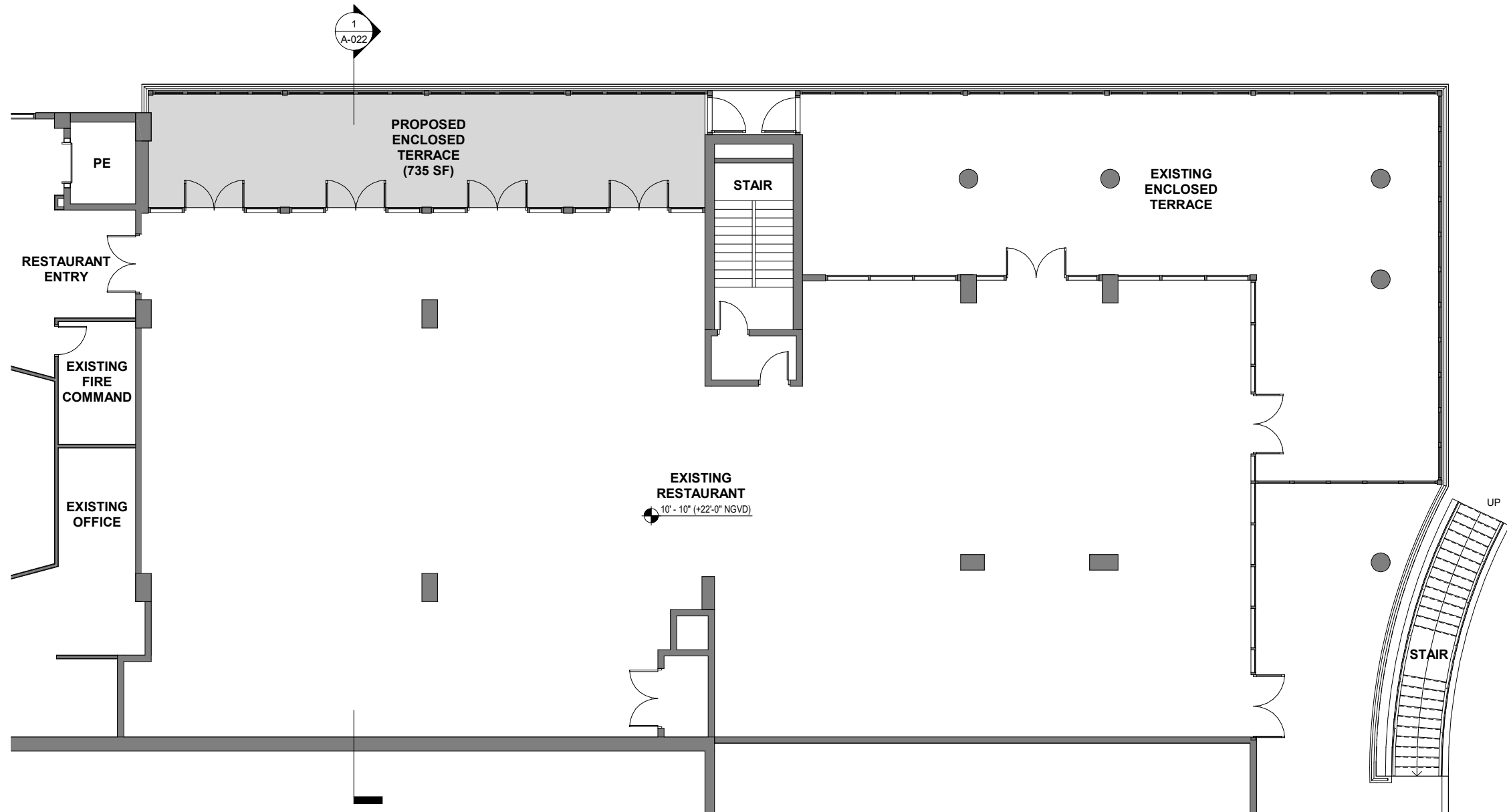
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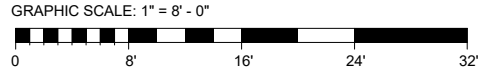
A-017

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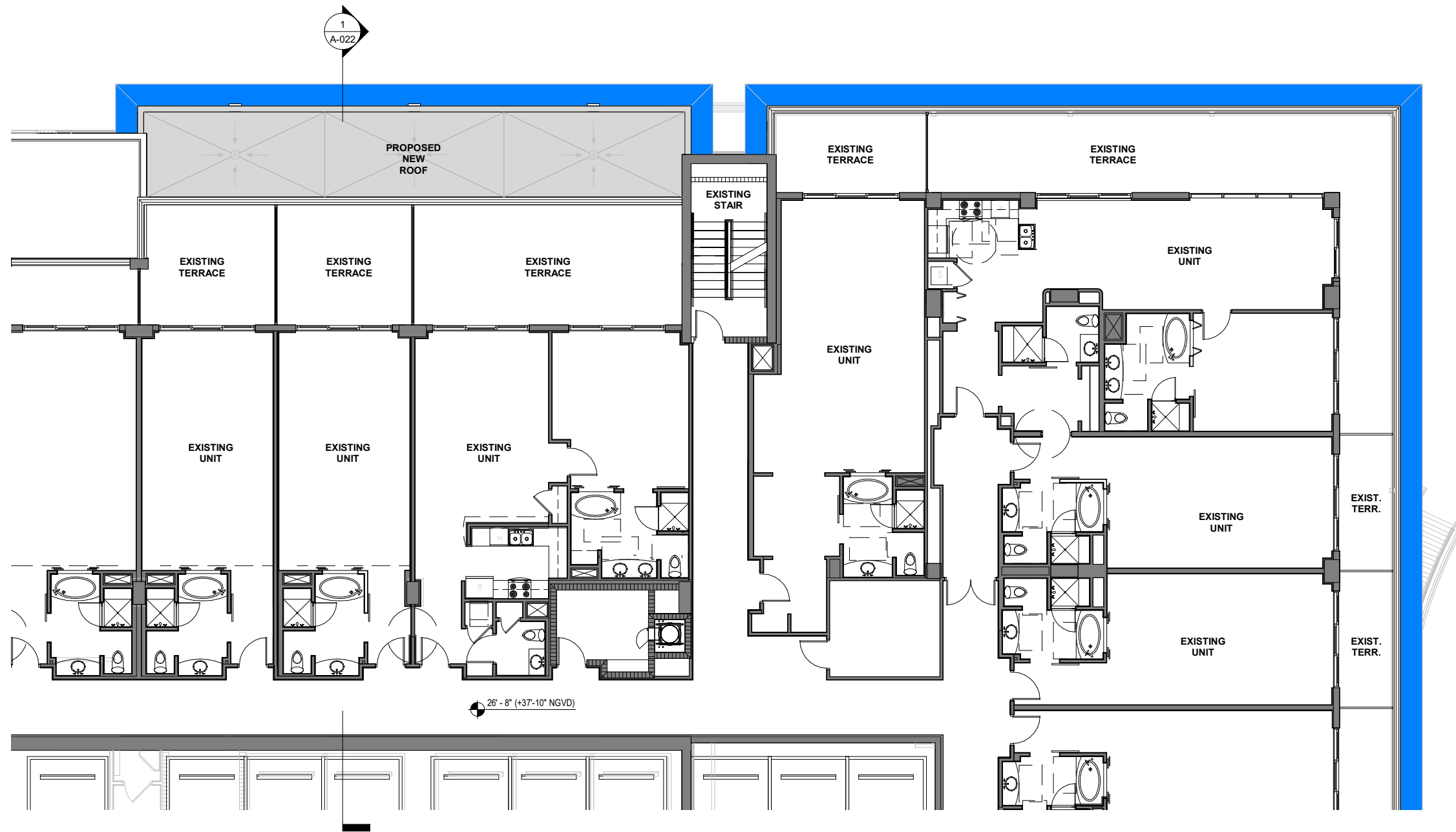


0200 LEVEL - RESTAURANT (PROPOSED)
 1/8" = 1'-0"

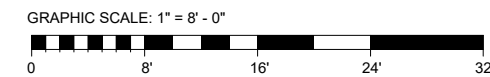


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1
A-019
0300 LEVEL ENLARGED PARTIAL PLAN (PROPOSED)
 1/8" = 1'-0"





10'-10"	2000 LEVEL	188' - 10"	(+200.00' NGVD)
9'-10"	1900 LEVEL	178' - 0"	(+189.17' NGVD)
9'-10"	1800 LEVEL	168' - 2"	(+179.33' NGVD)
9'-10"	1700 LEVEL	158' - 4"	(+169.50' NGVD)
9'-10"	1600 LEVEL	148' - 6"	(+159.67' NGVD)
9'-10"	1500 LEVEL	138' - 8"	
9'-10"	1400 LEVEL	128' - 10"	(+140.00' NGVD)
9'-10"	1200 LEVEL	119' - 0"	(+130.17' NGVD)
9'-10"	1100 LEVEL	109' - 2"	(+120.33' NGVD)
9'-10"	1000 LEVEL	99' - 4"	(+110.50' NGVD)
9'-10"	0900 LEVEL	89' - 6"	(+100.67' NGVD)
10'-4"	0800 LEVEL	79' - 8"	(+90.83' NGVD)
10'-4"	0700 LEVEL	69' - 4"	(+80.50' NGVD)
11'-8"	0600 LEVEL	59' - 0"	(+70.17' NGVD)
10'-4"	0500 LEVEL	47' - 4"	(+58.50' NGVD)
10'-4"	0400 LEVEL	37' - 0"	(+48.17' NGVD)
15'-10"	0300 LEVEL	26' - 8"	(+37.83' NGVD)
10'-10"	0200 LEVEL	10' - 10"	(+22.00' NGVD)
4'-2"	0100 LEVEL	0' - 0"	(+11.17' NGVD)
	BASE FLOOD	-4' - 2"	(+7.00' NGVD)

1
A-021

1 NORTH ELEVATION (PROPOSED)
A-020 1/16" = 1'-0"

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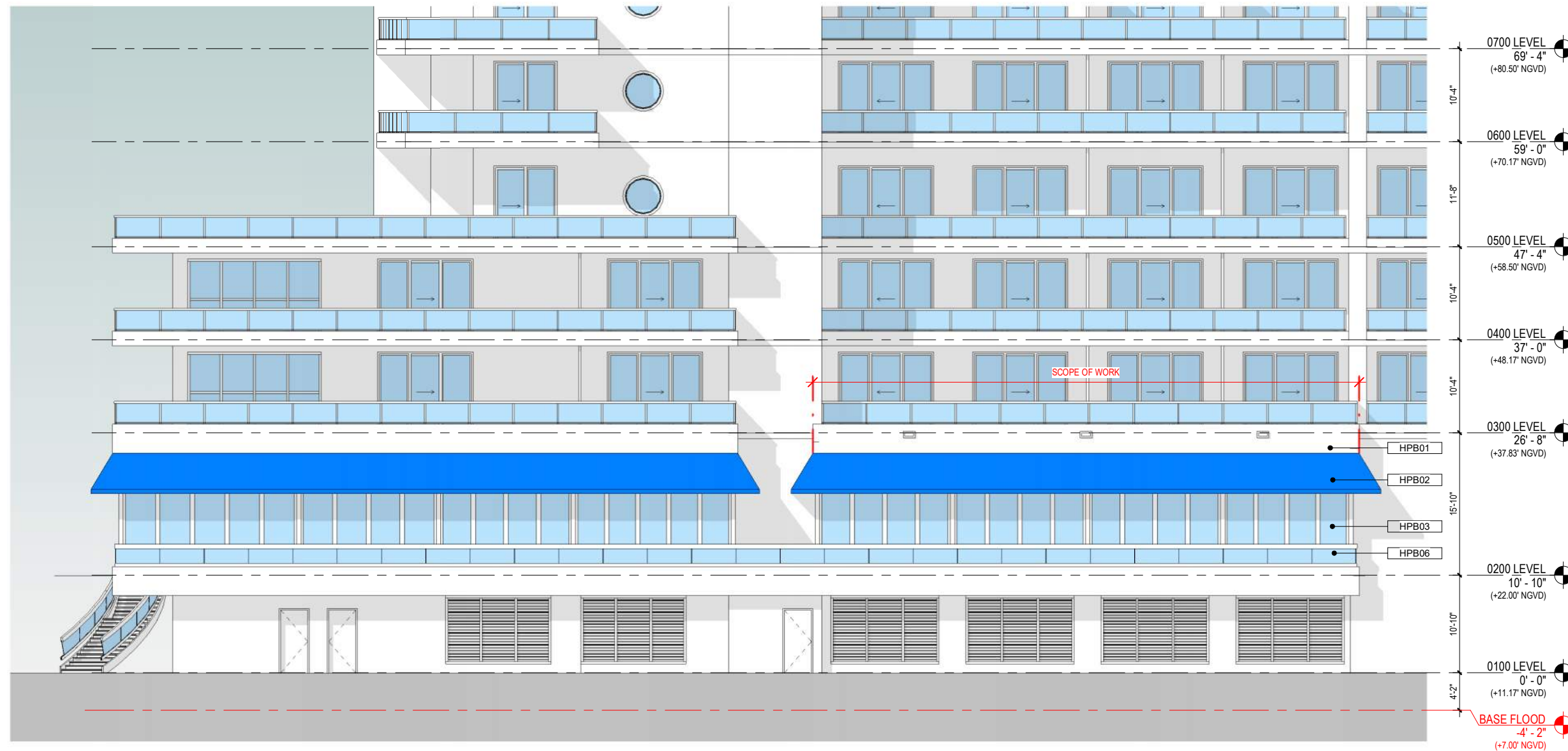


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A-020

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KEYNOTE LEGEND	
#	DESCRIPTION
HPB01	PAINT & STUCCO FINISH TO MATCH EXISTING.
HPB02	FABRIC AWNING WITH KYNAR PAINTED ALUMINIUM FRAME TO MATCH EXISTING.
HPB03	SLIDING/FOLDING ALUMINIUM AND GLASS DOOR SYSTEM TO MATCH EXISTING.
HPB06	EXISTING ALUMINIUM/GLASS RAILING ASSEMBLY TO REMAIN.

1 ENLARGED PARTIAL NORTH ELEVATION (PROPOSED)
A-021 1/8" = 1'-0"



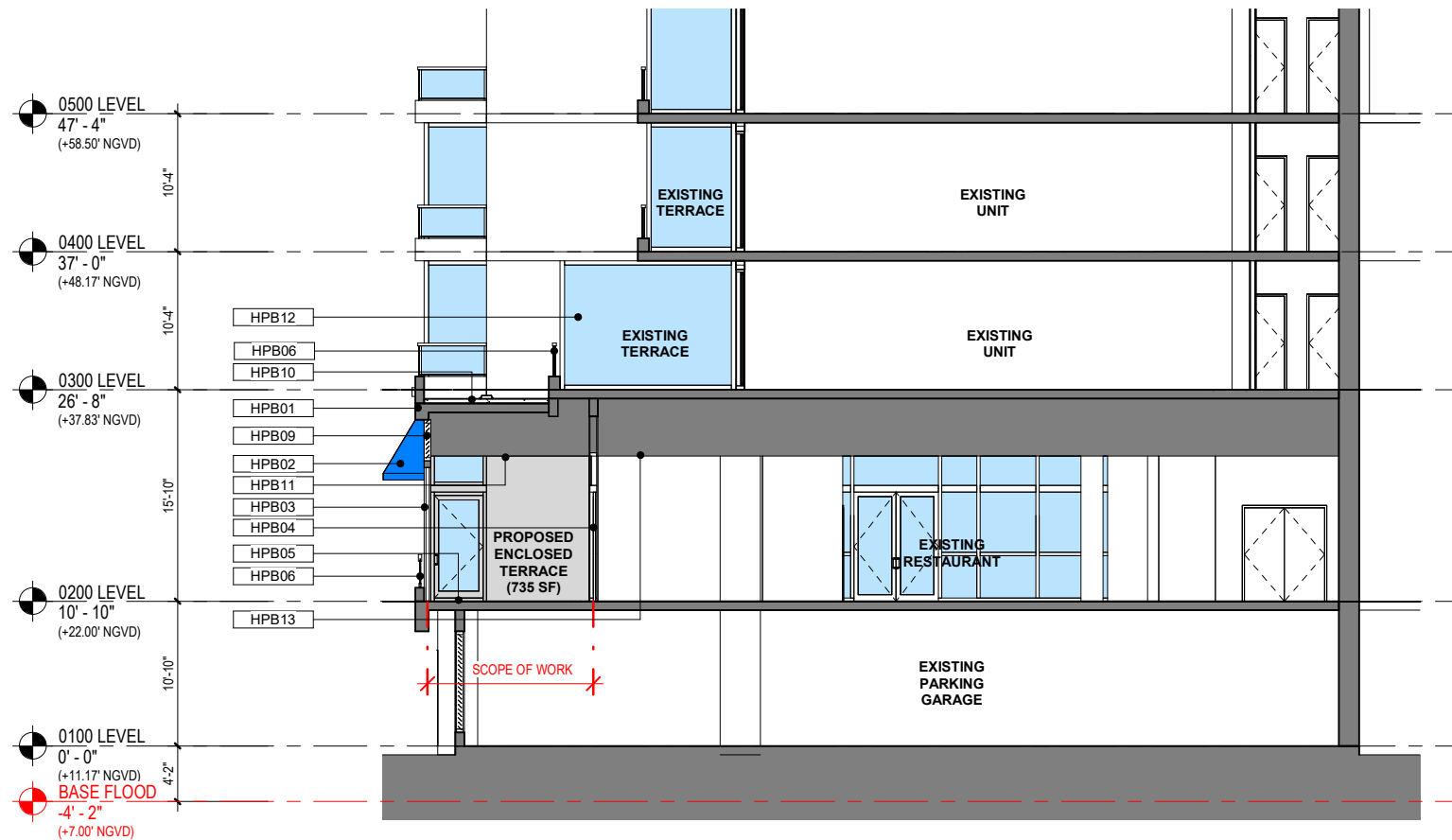
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A-021

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1 CROSS SECTION (PROPOSED)
A-022 1/8" = 1'-0"

KEYNOTE LEGEND	
#	DESCRIPTION
HPB01	PAINT & STUCCO FINISH TO MATCH EXISTING.
HPB02	FABRIC AWNING WITH KYNAR PAINTED ALUMINIUM FRAME TO MATCH EXISTING.
HPB03	SLIDING/FOLDING ALUMINIUM AND GLASS DOOR SYSTEM TO MATCH EXISTING.
HPB04	EXISTING ALUMINIUM/GLASS DOOR AND WINDOW ASSEMBLY TO REMAIN.
HPB05	EXISTING PAVERS TO REMAIN.
HPB06	EXISTING ALUMINIUM/GLASS RAILING ASSEMBLY TO REMAIN.
HPB09	RELOCATED WEATHERPROOF ALUMINIUM LOUVER ASSEMBLY.
HPB10	PROPOSED NEW ROOF.
HPB11	PROPOSED NEW CEILING TO MATCH EXISTING.
HPB12	EXISTING ALUMINIUM/GLASS TERRACE DIVIDER TO REMAIN.
HPB13	EXISTING CEILING TO REMAIN.



SLIDING/FOLDING ALUMINIUM AND GLASS DOOR

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NORTHWEST VIEW (EXISTING)



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NORTHWEST VIEW (PROPOSED)



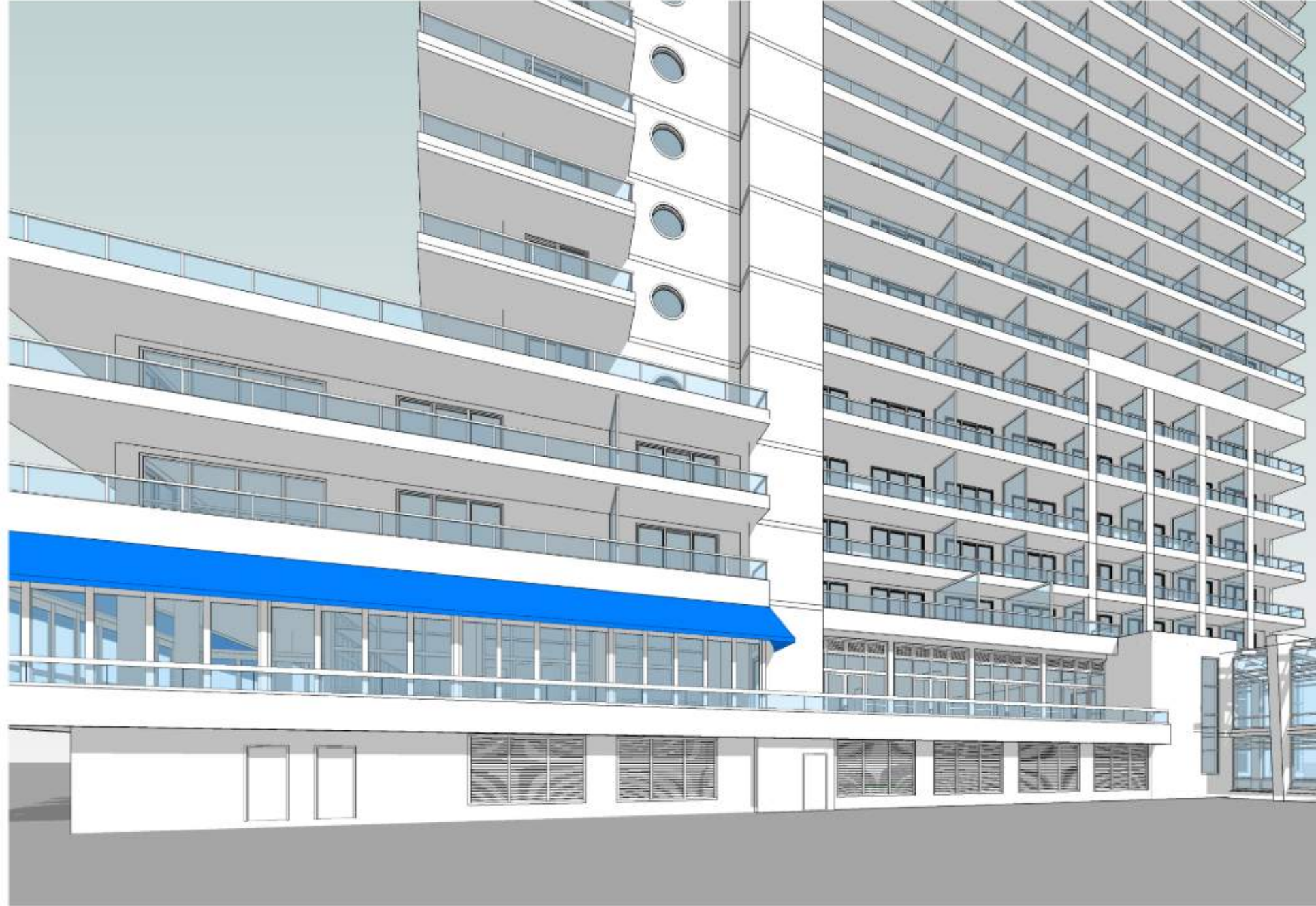
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NORTHEAST VIEW (EXISTING)

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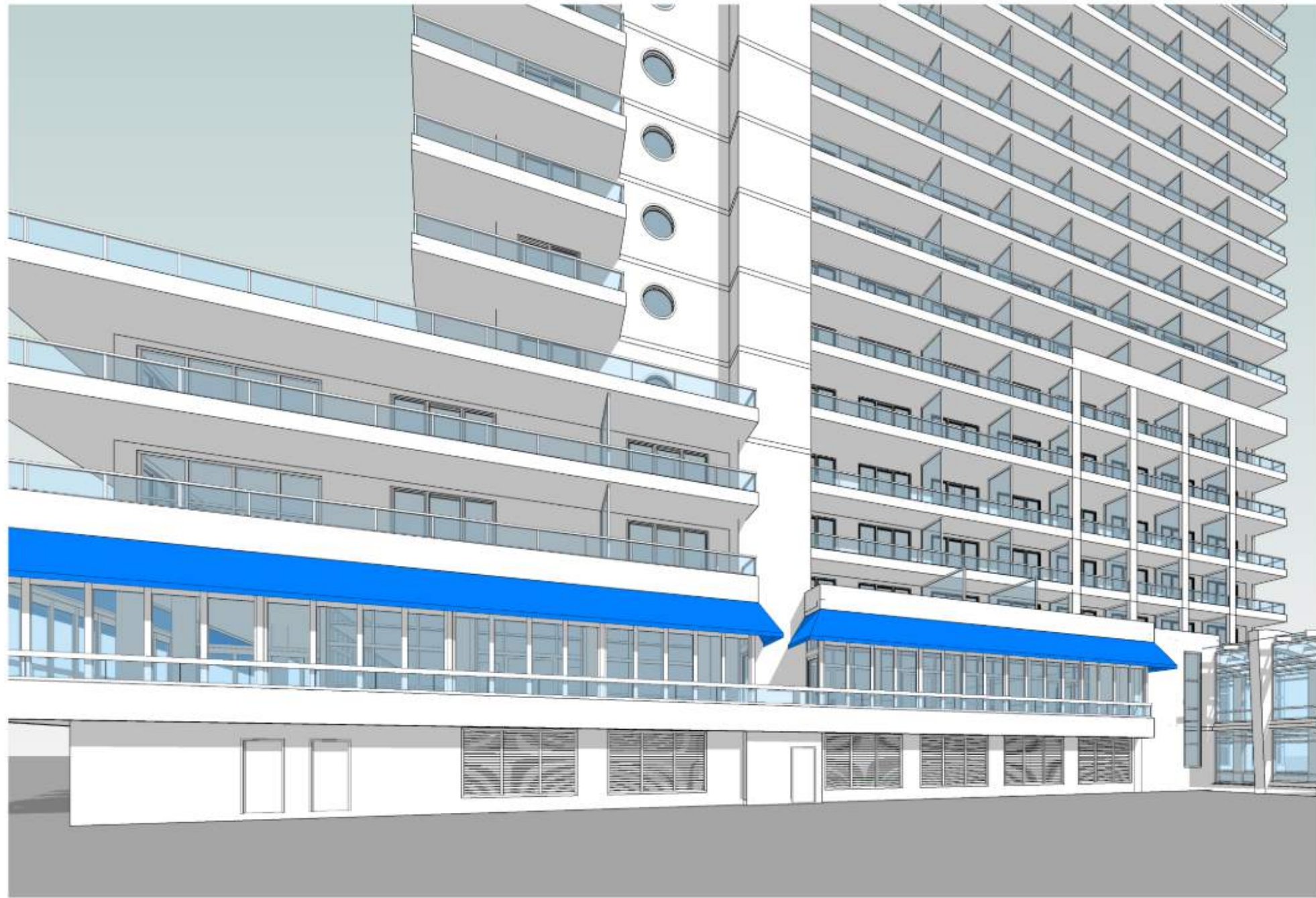
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NORTHEAST VIEW (PROPOSED)



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